107.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,020,200	/	1,020,200
USE VALUE:	1,020,200	/	1,020,200
ASSESSED:	1,020,200	/	1,020,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIES ROBERT J & IOANA
Owner 2:	
Owner 3:	
Street 1:	10 PAWNEE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACBEATH GAVIN -
Owner 2:	MACBEATH LIANE MICHELE -
Street 1:	10 PAWNEE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 3918 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10500.000	505,700		514,500	1,020,200
Total Card	0.241	505,700		514,500	1,020,200
Total Parcel	0.241	505,700		514,500	1,020,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.39 | /Parcel: 260.39

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
68410			08/13/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 107.0-0004-0008.0

!8420!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	505,700	0	10,500.	514,500	1,020,200		Year end	12/23/2021
2021	101	FV	486,900	0	10,500.	514,500	1,001,400		Year End Roll	12/10/2020
2020	101	FV	486,900	0	10,500.	514,500	1,001,400	1,001,400	Year End Roll	12/18/2019
2019	101	FV	372,100	0	10,500.	514,500	886,600	886,600	Year End Roll	1/3/2019
2018	101	FV	369,800	0	10,500.	441,000	810,800	810,800	Year End Roll	12/20/2017
2017	101	FV	369,800	0	10,500.	411,600	781,400	781,400	Year End Roll	1/3/2017
2016	101	FV	369,800	0	10,500.	352,800	722,600	722,600	Year End	1/4/2016
2015	101	FV	368,000	0	10,500.	316,100	684,100	684,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:18:08

LAST REV

Date	Time
08/23/18	11:30:11
apro	

USER DEFINED

Prior Id # 1:	68410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8420

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACBEATH GAVIN,	1401-101		6/28/2011		660,000	No	No		
LYONS SEAN S &	1251-198		5/8/2002		550,000	No	No		
	1073-127		9/1/1990		255,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2015	68	Re-Roof	10,900					Strip and replace
10/17/2003	896	Manual	500	C				COVER FRAMING OF B
10/12/1994	581		38,000	C				12X12 ADD+ OVER/GA

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
2/17/2009	Meas/Inspect	189	PATRIOT
8/10/2002	MLS	MM	Mary M
11/10/1999	Mailer Sent		
10/29/1999	Measured	243	PATRIOT
10/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10500		Sq. Ft.	Site		0	70.	0.70	4									514,500						514,500	

Total AC/HA:	0.24105	Total SF/SM:	10500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	514,500	Spl Credit		Total:	514,500

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16698670
Const Adj.:	1.00191343
Adj $ / SQ:	116.922
Other Features:	128073
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	566928
Depreciation:	61228
Depreciated Total:	505699

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

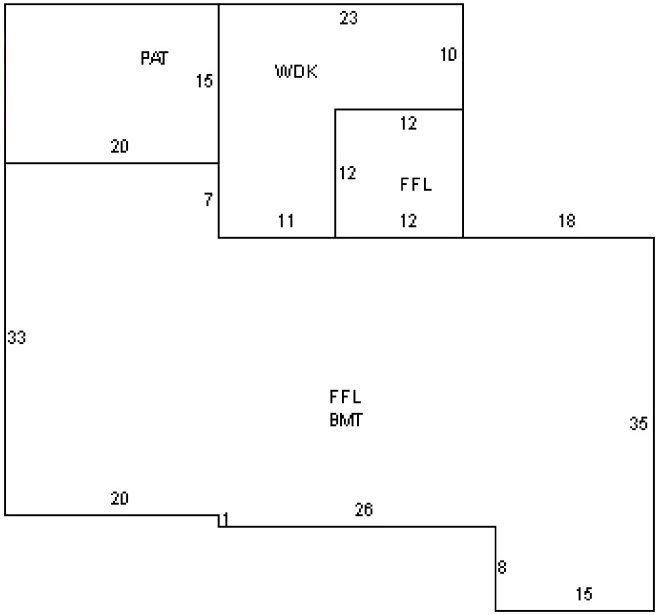
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.61
Special Features:	0	Val/Su Net:	110.41
Final Total:	505700	Val/Su SzAd	248.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,031	116.920	237,469
BMT	Basement	1,887	77.170	145,617
WDK	Deck	362	8.780	3,178
PAT	Patio	300	3.510	1,052

Net Sketched Area:	4,580			Total:	387,316
Size Ad	2031	Gross Area	4580	FinArea	3918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc